

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 6, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the November 15, 2022 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case FDP22-01: Request of SCI Iowa Funeral Services Inc. to establish a Planned Unit Development at 1200 East 39th Street to grant an exception to allow for a reception facility under the S-OS Open Space District. [Ward 7]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F22-14: Request of ME Elmore 1, LLC for a final plat of Windsor Meadows Commercial Park 3rd Addition. The 3-lot subdivision is located at 3860 Elmore Avenue on 9.04 acres. [Ward 6]
- ii. Case F22-15: Request of S.A.M.S. on behalf of Petersen Properties LC for a final plat of North Welcome Way Subdivision 3rd Addition. The 2-lot subdivision is located on Brady Street, south of East 90th Street on 13.79 acres. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
12/6/2022

Subject:

Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the December 20, 2022 Plan and Zoning Commission Meeting.

Background:

Background:

The purpose is to redevelopment the existing building into a three unit multi-family dwelling. Prior to the current ownership, the building was operating as a day care center.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit multi-family residential dwellings in the R-4C Single-Family and Two-Family Central Residential District. Pending approval of the rezoning by City Council, the applicant intends to convert the existing structure into three residential units.

Comprehensive Plan:

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The subject property is designated Residential General in the Davenport +2035 Land Use Plan.

1. **Residential General (RG):** Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Zoning:

The property is currently zoned **R-4C Single-Family and Two-Family Central Residential District**. This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

The applicant is requesting a rezoning to **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the December 20, 2022 Plan and Zoning Commission meeting.

Public Input:

The applicant held a neighborhood meeting at the subject property on December 1, 2022. Addresses within 200 feet of the request were invited to the meeting. City staff and elected officials were present to observe the discussion. Two members of the public were in attendance.

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 6, 2022 Plan and Zoning Commission Public Hearing.

To date, staff have received one written comment in opposition to the rezoning request. Staff will apprise the Commission of any additional correspondence at the December 20, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Application
▢ Backup Material	Public Hearing Notice
▢ Backup Material	Neighborhood Meeting Sign-In Sheet
▢ Backup Material	Public Comment-1214 E 9th Street

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/2/2022 - 11:38 AM

Vicinity Map

- **Purpose:** Redevelop the existing building into a 3 unit multi-family dwelling.
- **Former Use:** Day Care Center



View from Bridge Avenue

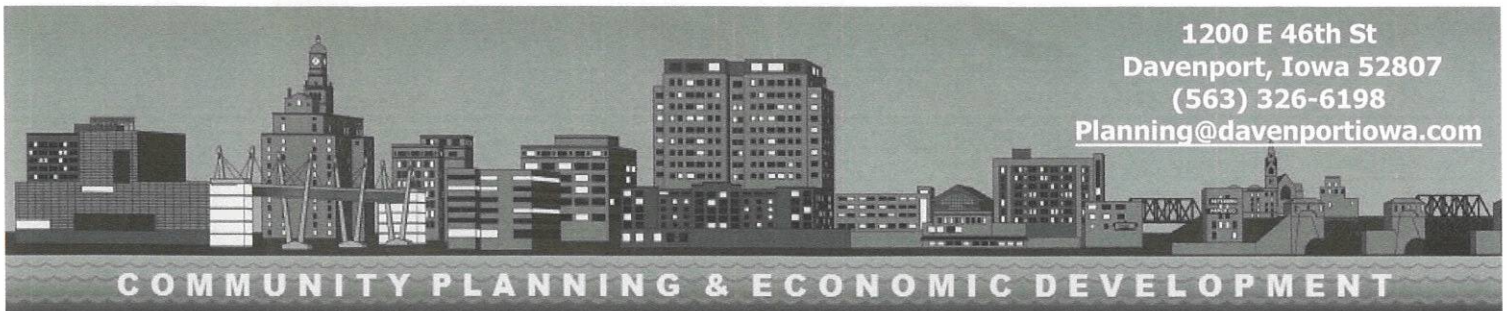


Zoning Map



Future Land Use Map





1200 E 46th St
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

Complete application can be emailed to: planning@davenportiowa.com

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)**

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning) ☒
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: R-4C Single-Family and Two-Family Residential District

Proposed Zoning Map Amendment: R-MF

Purpose of the Request:

Change current R-4C zoning to R-MF zoning. As highlighted in the attached document, the change would be consistent with the neighboring uses, and the adjacent multifamily housing just diagonally across the street from the parcel. We would like to convert this former Adult Care facility into a Three Unit multi-family dwelling. Two units would have four bedrooms and the third will be two or three bedrooms. All units will be ADA accessible. The building will be substantially rehabilitated using Low Income Housing Tax Credits.

Total Land Area: Less than 1 Acre Please Select

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Planning staff

Date:

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of ,
County of
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

Notary Public

My Commission Expires:

ARTICLES OF INCORPORATION
OF
ECUMENICAL HOUSING DEVELOPMENT GROUP

TO: The Secretary of State of the State of Iowa:

The undersigned, acting as incorporators of the Corporation under the Iowa Nonprofit Corporation Act, Chapter 504A of the Code of Iowa (1989), adopt the following Articles of Incorporation for such Corporation:

ARTICLE I

The name of the Corporation shall be Ecumenical Housing Development Group. The Corporation is incorporated under Chapter 504A of the Iowa Code (1993).

ARTICLE II

The period of existence of the Corporation is perpetual.

ARTICLE III

The purposes and objects for which the Corporation is organized and the powers of the Corporation shall be:

1. To develop and construct housing units for low income persons.
2. To operate exclusively for religious, charitable, literary, scientific and/or educational purposes, including, for such purposes, the making of distributions to organizations which qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal tax law, with all of its activities so conducted.
3. To possess and exercise all of the rights, powers and privileges now or hereafter conferred upon non-profit corporations by Section 504A of the Code of Iowa (1993), as amended from time to time.

ARTICLE IV

The Corporation shall be subject to the following limitations and conditions:

1. The Corporation shall be operated exclusively for those purposes allowed an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986 and its regulations as they now exist or the corresponding provisions of any future United States Internal Revenue Tax Law.
2. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered.
3. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publishing or distribution of statement) any political campaign on behalf of any candidate for public office.
4. Notwithstanding any other provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law).

ARTICLE V

Section 1. Membership in the Corporation shall be limited to churches and other religious organizations, transitional housing agencies, financial institutions, local governments and other organizations concerned with providing low income rental housing in the Quad-City area. Such an organization may be granted membership upon the receipt of a letter from the appropriate officer of that organization indicating a desire for membership and nominating a

representative of the organization to serve on the board of directors. Membership shall be granted upon an affirmative vote by the Board of Directors and the election of the organization's representative to the Board of Directors.

Section 2. The powers, duties, and rights reserved to the members shall be, but are not limited to, the following:

- (a) To establish or amend the philosophy and purpose of the Corporation.
- (b) To amend, revise, or alter the Articles of Incorporation or the bylaws of the Corporation.
- (c) To appoint, evaluate and remove, with or without cause, members of the Board of Directors of the Corporation.
- (d) To approve any merger or consolidation of this Corporation into or with any other corporation, organization, or association, and the dissolution or otherwise wrapping up of the affairs of the Corporation.
- (e) To approve the sale, lease, exchange, mortgage, pledge, or other disposition of all, or substantially all, of the Corporation's assets.
- (f) To incorporate or establish new or affiliated entities, organization, or associations.
- (g) To receive the annual report of the Board of Directors.

ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors consisting of not more than twenty-four (24) directors. The initial Board of Directors, who shall serve until the first annual meeting of the Corporation and until their successors are duly elected and qualified, shall be:

- | | |
|---|---|
| 1. Richard Pokora
Redeemer Lutheran Church
1107 Tanglefoot Lane
Bettendorf, IA 52722 | 3. Mr. Jim Slavens
Northwest Bank & Trust
100 East Kimberly Road
Davenport, IA 52806 |
| 2. Sister Pauline Tursi
Humility of Mary Shelter
820 West Central Park
Davenport, IA 52804 | 4. Margaret Murphy
City of Davenport
226 West Fourth Street
Davenport, IA 52801 |

ARTICLE VII

The Corporation may be dissolved by a two-thirds vote of the Board of Directors with concurrent approval of a two-thirds vote of the membership of the Corporation.

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation, in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, or religious purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law), as the President and Cabinet shall determine.

ARTICLE VIII

In the event that this Corporation shall become a "private foundation" within the meaning of Section 509, then the Corporation's income for each taxable year shall be distributed at such time and in such manner as not to subject it to tax under Section 4942, and the Corporation shall be prohibited from engaging in any act of self-dealing as defined in Section 4941(d), from retaining any excess business holdings as defined in Section 4943(c), from making any investments in such manner as to subject this Corporation to tax under Section 4944, and from making any taxable expenditures as defined in Section 4945(d), and in all sections of the Internal Revenue Code of 1986 or the corresponding provisions of any future United States Internal Revenue Law.

ARTICLE IX

The principal place of business of the Corporation shall be in the County of Scott, State of Iowa. The registered office shall be located at 220 North Main Street, #600, Davenport, Scott County, Iowa 52801, and the name of its initial registered agent at such address shall be David A. Dettmann.

ARTICLE X

The corporate existence shall commence upon the date of issuance by the Secretary of State of Iowa of a Certificate of Incorporation.

ARTICLE XI

The Corporation shall indemnify any present or former director, officer, employee, member or volunteer of this Corporation, and each such person who is serving or who has served, at the request of this Corporation, as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan to the fullest extent possible against expenses, including attorneys' fees, judgments, fines, settlements and reasonable expenses, actually incurred by such person relating to his conduct as a director, officer, employee, member or volunteer of this Corporation or as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan, except that the mandatory indemnification required by this sentence shall not apply (i) to a breach of the duty of loyalty to the Corporation, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or (iii) for a transaction from which such person derived an improper personal benefit.

ARTICLE XII

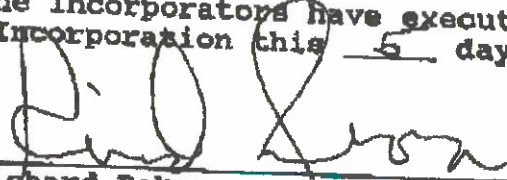
The name and address of the incorporator of the Corporation is as follows:

Richard Pokora
1107 Tanglefoot Lane
Bettendorf, IA 52722

ARTICLE XIII

These Articles of Incorporation and the By-Laws of the Corporation may be altered, amended, or repealed and the initial By-Laws adopted by a two-thirds vote of the Board of Directors at any regular or special meeting and with concurrent approval of a two-thirds vote of the membership of the Corporation.

IN WITNESS WHEREOF, the incorporators have executed and acknowledged these Articles of Incorporation this 5 day of July, 1994.


Richard Pokora

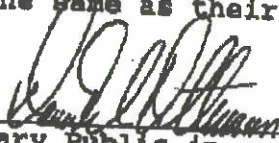
STATE OF IOWA

COUNTY OF SCOTT

) SS:
)

On this 5th day of July, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Pokora to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(Notary Seal)


Notary Public in and for said County
and State

-6-

STATE OF IOWA
SECRETARY OF STATE
FILED 07/11/1994 AT 03:24 PM
FILING # 000177005W00048464
*WQ: 94419294 -WS: 94419296

OFFER TO PURCHASE REAL ESTATE

Dated: May 10, 2022

To: Family Resources, Inc. ("Seller")

Ecumenical Housing Development Group ("Purchaser"), hereby offers to purchase for the total sum of One Dollar (\$1.00) the real estate and improvements (collectively "Property") located at 1112 Bridge Avenue, Davenport, Iowa 52803, and legally described as: The North 145 feet of Out Lot in Block 7, Churchill's Addition to the City of Davenport, more particularly described as follows: Beginning at the Northeast corner of said Out Lot; thence South 145 feet along the West Line of Bridge Avenue; thence West 137 feet more or less along a line parallel to the South line of an alley on the North end of said Out Lot, to an alley on the West side of said Out Lot; thence North along the East line of said alley 145 feet to the alley on the North end of said Out Lot; thence East along the south line of said alley 137 feet more or less to the place of beginning. Subject to easements and restrictions of record. Upon the following terms and conditions:

A. CASH by payment of the sum of One Dollar (\$1.00) upon delivery of a Warranty Deed as hereinafter provided.

B. OTHER TERMS:

The Property will be conveyed in "AS IS" condition without warranty, express or implied, as of Closing, except warrant of title and as expressly provided in this Offer.

This Offer includes all furniture, appliances, and fixtures located in the property owned by Seller.

1. Seller shall furnish to Purchaser satisfactory evidence of title to the Property which shall be an Abstract of Title in accordance with title standards of the Scott County Bar Association. The title to be conveyed to Purchaser shall be free and clear of all liens and encumbrances not herein specifically waived or agreed to be assumed by Purchaser, except existing easements of record. Conveyance of title shall be by Warranty Deed.

2. Seller's Abstract of Title, shall be submitted to Purchaser's attorney for examination as soon after this date as reasonably possible, and any objections to title raised by Purchaser's attorney shall be made in writing as soon thereafter as reasonably possible, so that same may be cured on or before date of closing, which shall be on or before May 31, 2022.

3. Possession of said real estate is to be given to Purchaser at closing free of any leases, leasehold interests or tenants in possession.

4. All State, County and City Taxes shall be pro-rated between Seller and Purchaser (based on the current established mill rate) to the date of closing unless the real estate is exempt from taxation. All prior real estate taxes, if any, shall be paid by Seller.

5. Special assessments to be levied for improvements, either completed or in process previous to date hereof, shall be paid by Seller. Seller shall pay all existing and pending water and sewer charges and other liens on the property for brush, weed cutting or any other lien as of the closing.

6. Roller shades, venetian blinds, curtain rods, brackets and fixtures, linoleum cemented to floors, storm doors, storm windows and sashes, window and door screens, electric light fixtures, bathroom fixtures and accessories, furnaces, oil or gas heaters and burners, water heaters, all shrubs and trees, and all other fixtures not excepted on back hereof are to be left as belonging to the Property.

7. Seller agrees to maintain existing comprehensive insurance in the amount of the insurable value of the Property until closing. Buyer may purchase additional insurance if it so desires.

8. If this offer is not accepted by Seller on or before May 12, 2022, it shall become null and void without liability on the part of either party.

THIS OFFER IS ACCEPTED

Dated: May 10, 2022

Dated: May 11, 2022

PURCHASER:

SELLER:

Ecumenical Housing Development Group

Family Resources, Inc.

By: Mary M-S
Name: Mary Macumber-Schmidt
Title: President, Board Chair

By: Ashley Schwalm
Name: Ashley
Title: COO

Address: P.O. Box 1673
Bettendorf, IA 52722

Address: 2800 Eastern Avenue
Davenport, IA 52803

Telephone #: (563) 508-4835

Telephone #: 563 468 2318

Unique Doc ID: 1691106
Recorded: 6/21/2022 at 2:14:20.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Rita A. Vargas RECORDER
Number: 202200017438
Scott County, Iowa

Prepared by & Return to: Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport,
IA 52801-1953 (563) 324-3246
Address Tax Statement: Ecumenical Housing Development Group, P.O. Box 1673, Bettendorf, IA 52722

**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Ten and 00/100----(\$10.00)---- Dollar(s) and other valuable consideration, **FAMILY RESOURCES, INC.**, a corporation organized and existing under the laws of Iowa, does hereby Convey to **ECUMENICAL HOUSING DEVELOPMENT GROUP**, the following described real estate in Scott County, Iowa:

The North 145 feet of Out Lot in Block 7 Churchill's Addition to the City of Davenport, more particularly described as follows: Beginning at the Northeast corner of said Out Lot, thence South 145 feet along the West line of Bridge Avenue; thence West 137 feet; thence North 145 feet to the alley on the North end of said Out Lot; thence East long the South line of said alley 137 feet more or less to the place of beginning.

Subject to easements and restrictions of record.
Exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 6/21, 2022

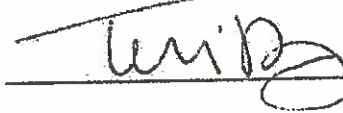
FAMILY RESOURCES, INC.

By

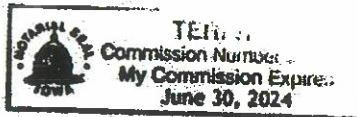

Nicole Cisne Durbin, President & CEO

STATE OF IOWA, SCOTT COUNTY, SS:

This instrument was acknowledged before me on June 21, 2022 by
Nicole Cisne Durbin as President & CEO of FAMILY RESOURCES, INC.



Notary Public



Prepared by & Return to: Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801-1953 (563) 324-3246

Address Tax Statement: Ecumenical Housing Development Group, P.O. Box 1673, Bettendorf, IA 52722

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(CORPORATE GRANTOR)**

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Subject to easements and restrictions of record.

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The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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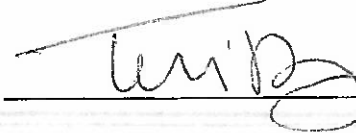
FAMILY RESOURCES, INC.

By

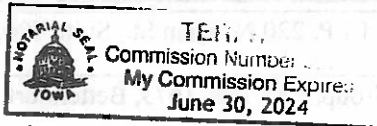

Nicole Cisne Durbin, President & CEO

STATE OF IOWA, SCOTT COUNTY, SS:

This instrument was acknowledged before me on June 21, 2022 by
Nicole Cisne Durbin as President & CEO of FAMILY RESOURCES, INC.



Notary Public





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 1112 Bridge Avenue.

Neighborhood Meeting

Date: 12/1/2022

Time: 7 PM

Location: 1112 Bridge Avenue

Plan & Zoning Commission Public Hearing Meeting

Date: 12/6/2022

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned R-4C Single-Family and Two-Family Central Residential District. The property owner is requesting a rezoning to R-MF Multi-Family Residential District. The purpose is to redevelopment the existing building into a three unit multi-family dwelling.

Request/Case Description

Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on December 6, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on December 20, 2022. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Rezone from R-4C Single-Family & Two-Family Central Residential District to R-MF Multi-Family Residential District



Neighborhood Meeting Attendance List

Date: 12/1/2022

Time: 7:00 PM

Location:

1112 Bridge Ave

Case: Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Jim Richardson	jarichardson1954@gmail.com	(563) 340-3767	5124 N. Richmond Circle Bettendorf, IA 52722
2	DAVE SPINNER		563-322-8237	1033 ONCIDA
3	Allie Kelly		3092924908	1203 E 11 th St
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Werderitch, Matt

From:
Sent: Monday, December 5, 2022 7:59 PM
To: Werderitch, Matt
Subject: [EXT] Petition for Rezoning

Hi Matt,

I'm not sure who to address my concerns over this petition Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]. I live just outside the perimeter of the legal notification zone but I am opposed to this change.

We formed a neighborhood group and took action a few years ago to change the zoning in this area so that developments like this could no longer destabilize our historic district. A change like this would be a form of spot zoning and contrary to our goal to make our neighborhood attractive to home buyers. While there may be apartments nearby, increasing the number of them will have a negative impact on the density of occupancy of our district and quality of life for the homeowners.

Will you please tell me who to forward this to or can you? I will be out of town during the hearing or I would attend it and speak out.

Thank you very much,

John Higgins

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
12/6/2022

Subject:
Consideration of the November 15, 2022 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the November 15, 2022 meeting minutes.

Background:
The November 15, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 11-15-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	12/1/2022 - 12:46 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 15, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Johnson, Tallman, Schneider
Excused: Brandsgard, Eikleberry, Reinartz, Stelk
Staff: Berkley, Koops, Werderitch

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the November 1, 2022 meeting minutes.

Motion by Hepner, second by Maness, to approve the November 1, 2022 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-07: Request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

Werderitch presented an overview of the request, which is to establish a mixed use development consisting of single-family homes, multi-family residential, and commercial establishments south of Veterans Memorial

Parkway. Staff stated the concept plan is not a final development plan as the overall site layout is subject to change.

Darryl High, High Development Corp., was in attendance to answer questions. The applicant discussed the concept plan, which has been modified to reflect public comments from previous neighborhood meetings. Mr. High consented to the conditions recommended by staff.

Staff recommended Case REZ22-07 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.

6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1 Single-Family Residential District.
7. Provide a 40 foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the RMF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.

Commissioners inquired about the maximum building height permitted in the C-2 Commercial Corridor District. Given the proximity to adjacent single-family residential, a reduced building height will prevent incompatible development.

Tallman made a motion to add a condition stating, "The maximum building height in the C-2 District shall be 35 feet." Hepner seconded the motion. Motion to add the condition was unanimous by a roll call vote (6-0).

Motion by Johnson, second by Tallman, to approve staff recommendation and the added condition. Motion to approve was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

Werderitch stated the purpose of the right-of-way vacation is to better facilitate development of property south of Research Parkway. Upon vacation, the city will immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements. The existing right-of-way is unimproved.

Ryan Hintze, Corn Belt Capital LLC, was in attendance to answer questions.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the unimproved alley right-of-way located south of

Research Parkway in Case ROW22-05 to the City Council with a recommendation for approval, subject to the following findings and condition:

Findings:

1. There is an excess of public right-of-way not required for city purposes.
2. Newly dedicated right-of-way will provide access to the lots south of Research Parkway.

Condition:

1. Upon vacation, the city shall immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

Motion by Hepner, second by Maness, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (6-0).

- ii. Case F22-13: Request of Klingner & Associates, on behalf of Davenport Venture LLC, for a final plat of Brady-80 Business Center 3rd Addition. The 2-lot subdivision is located at the end of Jason Way Court on 22.48 acres. [Ward 8]

Werderitch presented an overview of the 2-lot subdivision. The purpose of the final plat is to establish two developable lots with access onto Jason Way Court to facilitate the sale of land.

Luke Miller, Klinger & Associates, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-13 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.

3. Add the following note, "An Obstacle Evaluation from the Federal Aviation Administration (FAA) will be required prior to the start of any construction within the platted area. This is mandatory and shall be completed by the party responsible for the construction. Contact the Davenport Airport Manager for further information."
4. Depict the existing detention basin/drainage easement on Lot 2.
5. Establish a drainage and greenway easement along the existing stream/watercourse including a minimum fifty-foot vegetated buffer area on both sides of the stream.
6. Add a note stating, "Additional detention easements may be required upon development. Easements shall be dedicated in accordance with City Code at the time of development."
7. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."

Motion by Hepner, second by Tallman, to approve staff recommendation.
Motion to approve was unanimous by a roll call vote (6-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 5:39 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
12/6/2022

Subject:

Case FDP22-01: Request of SCI Iowa Funeral Services Inc. to establish a Planned Unit Development at 1200 East 39th Street to grant an exception to allow for a reception facility under the S-OS Open Space District. [Ward 7]

Recommendation:

Staff recommend Case FDP22-01 be forwarded to the City Council with a recommendation for approval, subject to the following findings and condition.

Findings:

1. The final development plan provides a public benefit to the City.
2. The final development plan meets the purpose of a planned unit development.
3. The final development plan is consistent with the preliminary plan.

Condition:

1. The final design of the landscape plan shall be reviewed and approved by City staff.

Background:

Project Overview:

City Council approved the preliminary plan at its September 28, 2022 meeting. The applicant has submitted a final plan for a planned unit development, which provides public benefits in exchange for permission to operate the existing building as a reception facility.

Planned Unit Development:

Planned Unit Developments (PUD) are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the City.

Through the flexibility of the planned unit development technique, a PUD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural

vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.

7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

A planned unit development is subject to the underlying district regulations, including use, unless an exception is specifically granted. The Plan and Zoning Commission may recommend and the City Council may grant exceptions to the zoning district regulations, including use, for a planned unit development.

The underlying zoning district regulations, including use, apply unless an exception is granted as part of the planned unit development approval. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City.

Final Plan:

SCI Funeral Services, Inc. has submitted a final plan for consideration. In exchange for permission to operate the existing facility as a reception hall, the following public benefits are proposed:

1. **Meeting Space For City Events** – The City may use the facility, at the reduced cost of 50% off standard facility rental rates for meetings, limited to no more than 24 uses annually. City events are subject to availability and within standard event hours of 8am to 11pm Monday through Friday.
2. **Formal Garden** – The petitioner will incorporate the addition of a formal garden filled with native grasses, plants, and flowers to the west side of our property for the public to enjoy.
3. **Not-For-Profit Benefit** – As a benefit to the City's nonprofit entities, we will offer rental of the facility at the reduced cost of 50% off standard facility rental rates for meetings, gatherings or events, limited to no more than 24 uses annually, subject to availability and within standard event hours 8:00 AM - 11:00 PM Monday - Friday. Verification of nonprofit status and use of Celebration Center's Rental Agreement and standard forms is required.

The formal garden and adaptive reuse of the existing building satisfy the threshold required for a Planned Unit Development. If approved, the new use of the facility will be more aligned with a Community Center. While the public benefits offered by the petitioner may appear minimal, staff believe the amenities are aligned with the level of the request.

Rezoning Staff Report from the July 19, 2022 Plan and Zoning Commission Meeting:

The purpose of the rezoning request is to allow a change in building function from a funeral home to a reception facility. Cunick-Collins Mortuary & Cremation Service currently operates a funeral home at 1200 East 39th Street. The owners intend to expand the business beyond funeral services by renting the gathering spaces for other reception activities.

Why is a Zoning Map Amendment Required?

A 'Reception Facility' is a prohibited use in the S-OS Open Space District. A rezoning to C-1 Neighborhood Commercial District is the least intensive non-residential zoning classification that allows a 'Reception Facility'. Should the rezoning request be approved by City Council, then a Special Use Permit must be granted by the Zoning Board of Adjustment to operate a 'Reception Facility' within the existing building.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The property is designated as Parks and Recreation in the Davenport +2035 Land Use Plan.

1. **Parks and Recreation (PR)** – Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.

Zoning:

The applicant is proposing a rezoning from S-OS Open Space District to C-1 Neighborhood Commercial District.

1. **S-OS Open Space District** - This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.
2. **C-1 Neighborhood Commercial District** - This district is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.

Zoning Ordinance Use Definitions

1. **Funeral Home** - An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation, and crematoriums.
2. **Reception Facility** - A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Development Plan
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Zoning Ordinance Section 17.14.080 Planned Unit Development
▢ Backup Material	Application
▢ Backup Material	Legal Description

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/2/2022 - 2:43 PM

PLANNED UNIT DEVELOPMENT: FINAL PLAN DOCUMENT

SCI IOWA FUNERAL SERVICES INC.
CUNNICK-COLLINS LIFE CELEBRATION
SUBMITTED: NOVEMBER 1, 2022

BACKGROUND & OVERVIEW

Through numerous years of operations, SCI Iowa Funeral Services, Inc. (“SCI”) has maintained a positive relationship with the City of Davenport (“City”) while respectfully serving residents with their funeral and cemetery needs. In 2020 SCI acquired all of the operating assets of the Cunnick-Collins Mortuary (“Cunnick-Collins”), located at 1200 East 39th Street.

Increasingly in recent years, clientele of both our funeral homes and our cemetery have repeatedly requested that we provide spaces for more contemporary memorial gatherings, as well as dedicated reception space to accommodate catered luncheons following funeral/or and cemetery services. The tucked-in nature of the Cunnick-Collins facility on cemetery ground already owned by SCI, and adjacent to three other cemeteries along 39th Street, lends itself very well to accommodating these requests.

To meet this need in our community, SCI has extensively renovated this facility, in full compliance with City building code requirements, with flexible space to accommodate both contemporary celebration of life/memorial services as well as funeral-related reception events, while still accommodating those in our community who desire more traditional funeral events at our other funeral home locations.

With this facility now re-designed to celebrate meaningful funeral-related events, it seems a natural extension to host other substantially similar events in the lives of families not specifically related to funeral or memorial events.

While not an exhaustive list, specific examples of similar meaningful life events that often involve a gathering, open house, and/or reception could include a 50th wedding anniversary, an 80th birthday, wedding or baby showers, first communion/confirmation, bar mitzvah/bat mitzvah, graduation, or retirement to name a few. All are meaningful events in the lives of citizens, their families, and our community, and many choose to celebrate them with various types of gatherings.

Desiring to accommodate the demonstrated community interest for more flexible event space, SCI rebranded the Cunnick-Collins Mortuary as the Cunnick-Collins Life Celebration Center (“Celebration Center”) in 2022 to better utilize the facility more adaptively with certain Reception Hall and Community Center functions.

During conversations with the City’s Zoning Administrator, the Celebration Center became better acquainted with the City’s Zoning and Occupancy requirements, which lead the Celebration Center to request use of the City’s Planned Unit Development process. The City’s Plan and Zoning Commission and City Council successfully approved a Preliminary Plan, outlining compensating amenities to the City and certain public benefits.

PLANNED UNIT DEVELOPMENT: FINAL PLAN DOCUMENT

SCI IOWA FUNERAL SERVICES INC.
CUNNICK-COLLINS LIFE CELEBRATION
SUBMITTED: NOVEMBER 1, 2022

PLANNED UNIT DEVELOPMENT: FINAL PLAN FOR CONSIDERATION

In addition to continued uses already allowed in S-OS zoning, we seek your approval of our PUD Final Plan, as detailed below:

- **Meeting Space For City Events** – The City may rent the Celebration Center, at the reduced cost of 50% off standard facility rental rates for meetings, gatherings or events, limited to no more than 24 uses annually, subject to availability and within standard event hours 8:00 AM – 11:00 PM Monday – Friday. Use of Celebration Center’s Rental Agreement and standard forms is required. City use of the Celebration Center may commence upon Celebration Center’s receipt of an approved Certificate of Occupancy following the installation of a fire sprinkler system, as required for Assembly Group A-2 Occupancy.
- **Formal Garden** – We will incorporate the addition of a formal garden with native plants and flowers to the west side of our property for the public to enjoy. Please see the images below for the proposed design and location of the formal garden. For optimal planting, we expect the garden to be complete by fall 2023.
- **Not-For-Profit Benefit** – As a benefit to the City’s nonprofit entities, we will offer rental of the facility at the reduced cost of 50% off standard facility rental rates for meetings, gatherings or events, limited to no more than 24 uses annually, subject to availability and within standard event hours 8:00 AM - 11:00 PM Monday - Friday. Verification of nonprofit status and use of Celebration Center’s Rental Agreement and standard forms is required. Nonprofit use of the Celebration Center may commence upon Celebration Center’s receipt of an approved Certificate of Occupancy following the installation of a fire sprinkler system, as required for Assembly Group A-2 Occupancy.

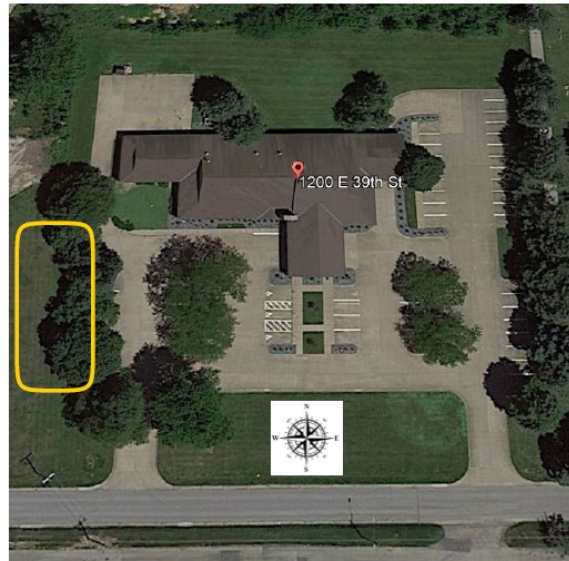
SUMMARY

Anchored by our longstanding positive relationship with the City and its residents, we now seek to enhance our facility and service offerings to the community, with the same high-levels of dignity and respect the community has come to expect from us.

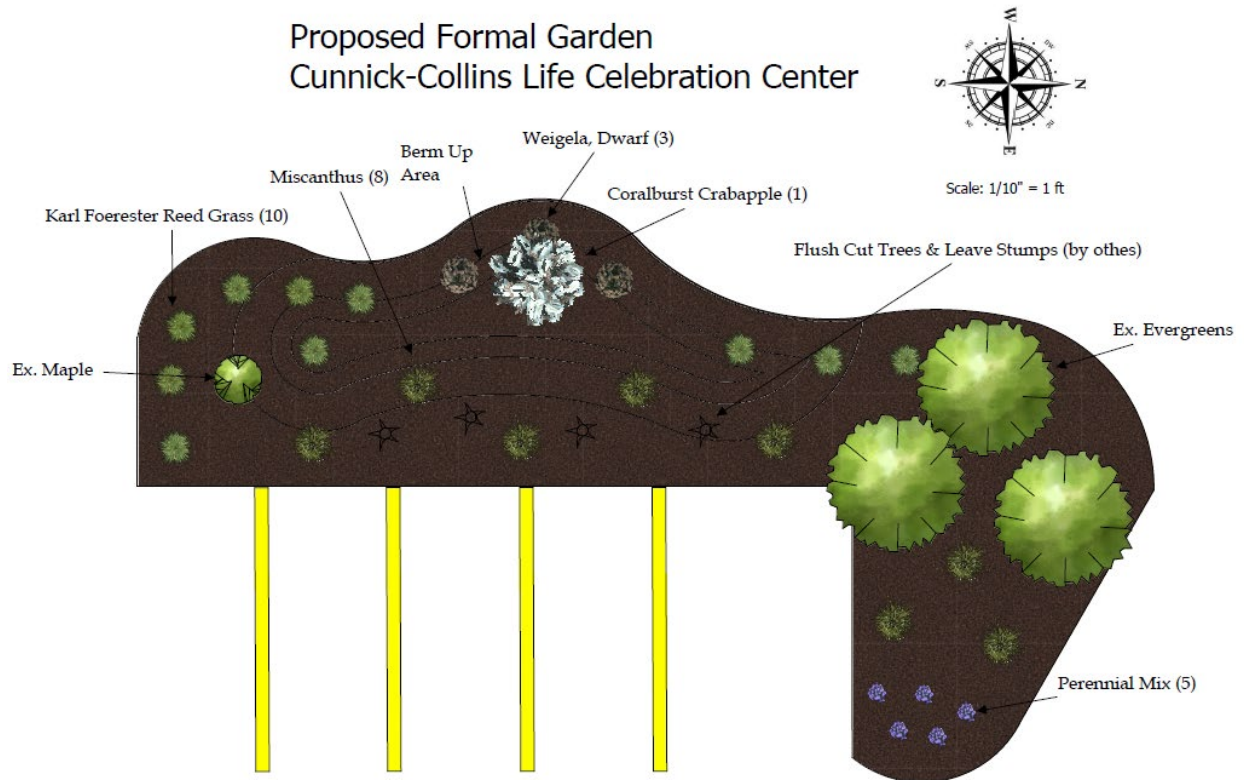
We appreciate your thoughtful consideration of our PUD Final Plan. In addition to providing project details and timelines, we trust you will find the Final Plan is in substantial conformance to the previously approved Preliminary Plan. We welcome continued conversations.

PLANNED UNIT DEVELOPMENT: FINAL PLAN DOCUMENT

SCI IOWA FUNERAL SERVICES INC.
CUNNICK-COLLINS LIFE CELEBRATION
SUBMITTED: NOVEMBER 1, 2022

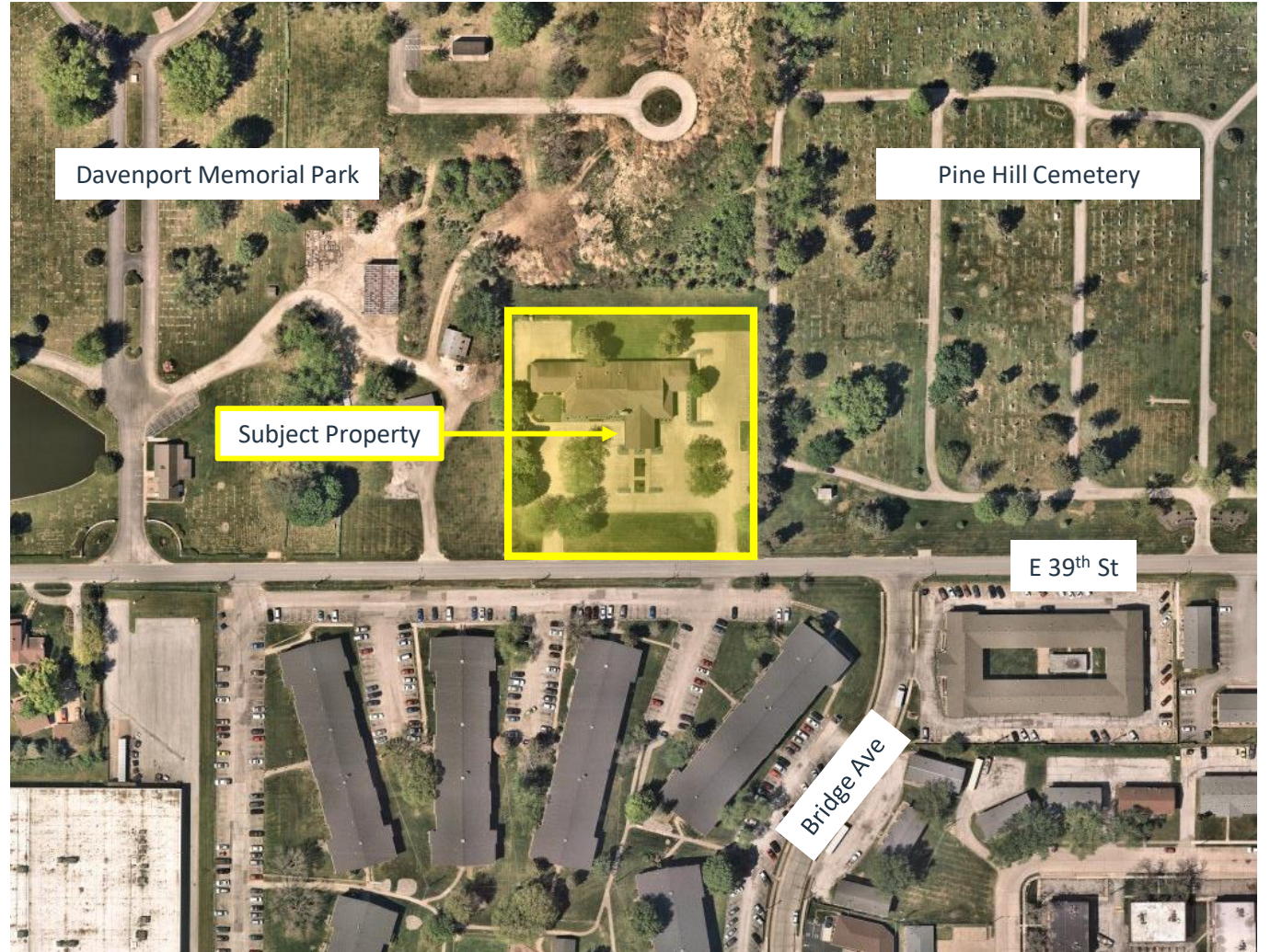


Proposed Formal Garden Cunnick-Collins Life Celebration Center

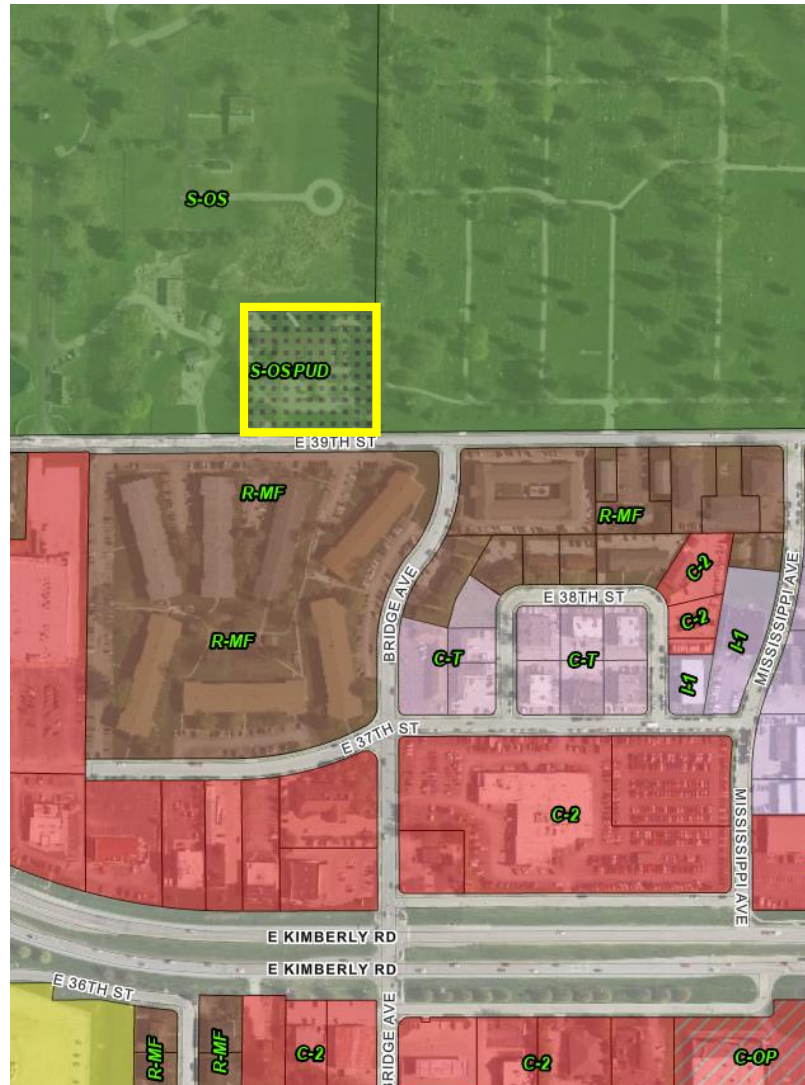


Vicinity Map

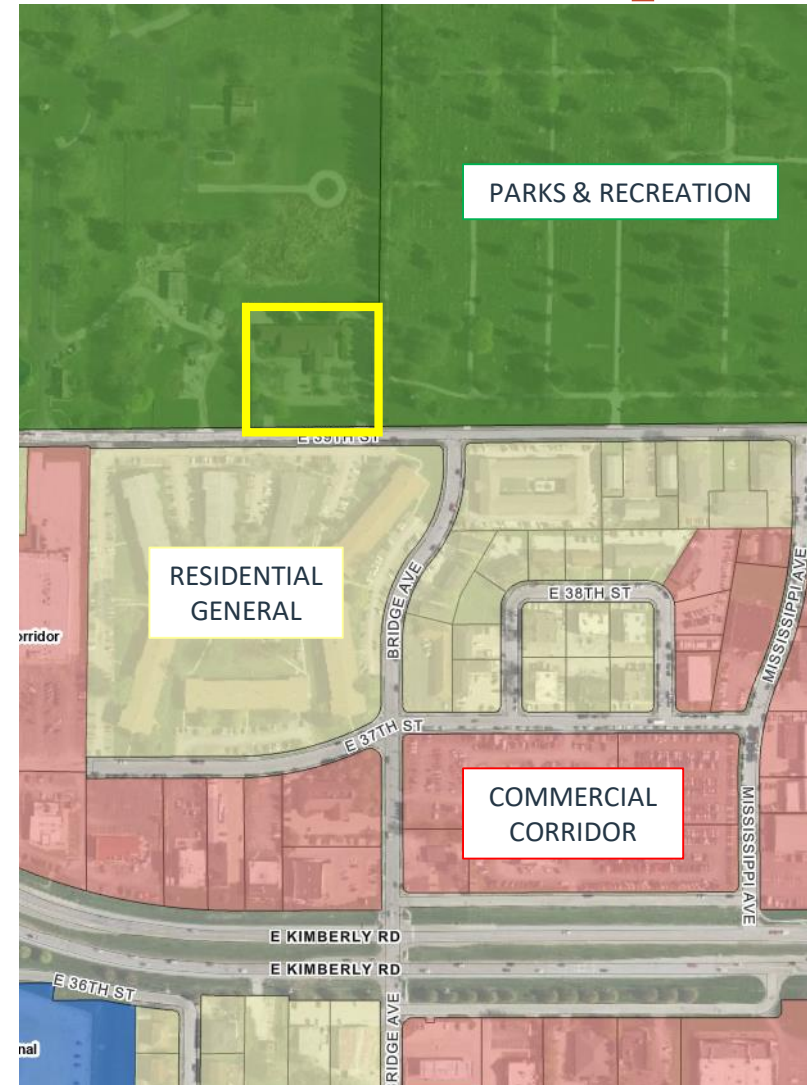
DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map



Section 17.14.080 Planned Unit Development

A. Purpose

Planned unit developments (PUD) are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the City. The underlying zoning district dimensional, design, and use regulations apply to a PUD unless specifically modified through the approval process. Through the flexibility of the planned unit development technique, a PUD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

B. Initiation

The entire property proposed for the planned unit development must be in single ownership or under unified control. All owners of the property must be included as joint applicants on all applications and all approvals will bind all owners.

C. Authorization

A planned unit development is authorized in all zoning districts.

D. Exceptions From District Regulations

1. A planned unit development is subject to the underlying district regulations, including use, unless an exception is specifically granted. The Plan and Zone Commission may recommend and the City Council may grant exceptions to the zoning district regulations, including use, for a planned unit development.
2. Exceptions from district regulations may be granted for planned unit developments, if the exceptions:
 - a. Enhance the overall merit of the planned unit development.
 - b. Promote the objectives of both the City and the development.
 - c. Enhance the quality of the design of the structures and the site plan.
 - d. Will not cause excessive adverse impact.
 - e. Are compatible with adopted City land use policies.
 - f. Provide a public benefit to the City, as described below.

3. The underlying zoning district regulations, including use, apply unless an exception is granted as part of the planned unit development approval. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:

- a. Community amenities including plazas, malls, formal gardens, and pedestrian facilities.
- b. Preservation of existing environmental features.
- c. Preservation of historic features.
- d. Open space and recreational amenities such as recreational open space, including accessory buildings, jogging trails and fitness courses, and playgrounds, dog parks, skate parks, and similar recreational features.
- e. Reduction of impervious surface throughout the development below the threshold required by the district.
- f. Adaptive reuse of existing buildings.
- g. Provision of public car and/or bike share facilities
- h. Affordable housing set-asides.

E. Procedure

The following procedures, requirements, restrictions, and conditions are required. The approval of a planned unit development includes a pre-application consultation, preliminary plan approval, and final plan approval.

1. Pre-Application Consultation

- a. Prior to formal submittal of an application, a pre-application conference with the Zoning Administrator is required.
- b. At a pre-application consultation, the applicant must provide:
 - i. A map (or maps) in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.
 - ii. A summary of the public benefits and amenities and any anticipated exceptions to this Ordinance.
 - iii. A written statement containing a general explanation of the planned unit development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.
- c. The purpose of such pre-application consultation is to make advice and assistance available to the applicant before preparation of the preliminary plan, so that the applicant may determine whether the proposed planned unit development is in compliance with this Ordinance and other applicable regulations, and whether the proposed planned unit development aligns with the adopted land use policies of the City.
- d. The pre-application conference does not require formal application, fee, or filing of a planned unit development application. Any opinions or advice provided by the Zoning Administrator are in no way binding with respect to any official action that may be taken on the subsequent formal application. No decision will be made on the application.

2. Preliminary Plan

An application for a preliminary plan for a planned unit development must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Plan and Zoning Commission.

a. Action by the Plan and Zoning Commission

- i. After receipt of a complete application, the Plan and Zoning Commission will consider the preliminary plan at a public hearing.
- ii. Within 30 days of the close of the public hearing, the Plan and Zoning Commission must forward its recommendation to the City Council, unless an extension is agreed to by the applicant.
- iii. The Plan and Zoning Commission must evaluate the preliminary plan based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Plan and Zoning Commission must recommend approval, approval with conditions, or denial of the preliminary plan.

b. Action by City Council

The City Council will review the preliminary plan upon receipt of the Plan and Zoning Commission recommendation, and must approve, approve with conditions, or deny the preliminary plan.

c. Conditions

The Plan and Zoning Commission may recommend and the City Council may impose conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the planned unit development as may be deemed necessary for the protection of the public health, safety, and welfare. Such conditions and restrictions must be reflected in the final plan.

d. Approval Standards

The recommendation of the Plan and Zoning Commission and decision of the City Council must make a finding that the following standards for a planned unit development have generally been met.

- i. The proposed planned unit development meets the purpose of a planned unit development.
- ii. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
- iii. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.
- iv. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets. A traffic study may be required to provide evidence that the circulation system is adequate.
- v. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

e. Expiration

- i. The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within one year after the date the City Council grants preliminary plan approval. As part of the approval of the preliminary plan, the City Council may extend this period of time including approval of a phasing plan where the validity period is longer than one year for the planned unit development.
- ii. An extension of this one year period may also be granted by the City Council if the applicant requests an extension in writing prior to the expiration date of the approval. A public hearing for an extension of time of a preliminary plan is not required.

3. Final Plan

Following the approval of the preliminary plan, an application for a final plan for a planned unit development must be filed with the Zoning Administrator.

a. Action by Zoning Administrator

The Zoning Administrator will review the final plan upon receipt of the complete final plan application and take the following action:

- i. If the final plan is in substantial compliance with the approved preliminary plan, the Zoning Administrator will recommend approval of the final plan to the Plan and Zoning Commission. The Zoning Administrator will certify to the Plan and Zoning Commission that the final plan is in substantial conformance with the previously filed preliminary plan.
- ii. If the final plan is not in substantial conformance with the approved preliminary plan, the Zoning Administrator must inform the applicant as to specific areas found not to be in compliance, and the applicant must resubmit the final plan to the Zoning Administrator with changes to those areas found not to be in substantial compliance and the validity of the preliminary plan remains in effect. If the revised final plan remains noncompliant with the preliminary plan, the applicant may request that the Zoning Administrator render a decision to be forwarded to the Plan and Zoning Commission. In such case, the Zoning Administrator will recommend to the Plan and Zoning Commission that the final plan be denied and the plan and recommendation will be forwarded to the Plan and Zoning Commission.

b. Action by Plan and Zoning Commission

Upon receipt of the Zoning Administrator recommendation, the Plan and Zoning Commission must review the final plan. The Plan and Zoning Commission must approve or deny the final plan. If denied, the applicant may reapply by submitting a new final plan and the validity of the preliminary plan remains in effect. Alternatively, the applicant may submit the final plan as a new preliminary plan at the preliminary plan stage.

c. Effect of Approval

After final plan approval, the final plan will constitute the development regulations applicable to the subject property. The planned unit development must be developed in accordance with the final plan, rather than the zoning district regulations otherwise applicable to the property. Violation of any condition is a violation of this Ordinance and constitutes grounds for revocation of all approvals granted for the planned unit development.

d. Expiration

- i. The final plan approval expires if a building permit has not been issued within two years after the date of final plan approval. As part of the Plan and Zoning Commission approval of the final plan, the Plan and Zoning Commission may extend this period of time including approval of a phasing plan where the validity period is longer than two years for the PUD.
- ii. An extension of this two year validity period may be granted by the City Council prior to the expiration date of the approval if the applicant requests an extension in writing prior to the expiration date of the approval.

F. Modifications to Approved Final Plans

No adjustments may be made to the approved final plan, except upon application to the City in accordance with the following.

1. Administrative Modifications

The Zoning Administrator may approve the following administrative modifications to an approved final plan when it is determined by the Zoning Administrator that such changes are in substantial conformance with the approved final plan. Any changes considered a minor or major modification, as defined in this section, cannot be approved as an administrative modification. The Zoning Administrator, at his/her sole discretion, may choose to classify a modification that meets the criteria of this section as a minor modification to be approved by the Plan and Zoning Commission. No notice is required for an administrative modification.

- a. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation, to be confirmed by the City Engineer.
- b. Changes in building location of no more than ten feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.

- c. Changes in the location of walkways, vehicle circulation ways, and parking areas of up to ten feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.
- d. Changes to a structure that do not increase the building footprint, gross floor area, or height.
- e. Changes in building design, including building materials, that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.
- f. Modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Ordinance.
- g. Modifications to the approved landscape plan that do not result in a reduction of the total amount of plant material required and conform with all landscape requirements of this Ordinance.
- h. Modification of existing signs or the addition of new signs when in conformance with sign regulations.

2. Minor Modifications

The Plan and Zoning Commission may approve the following minor modifications to an approved final plan when it is determined by the Plan and Zoning Commission that such changes are in general conformance with the approved final plan. Any changes considered a major modification, as defined in this section, cannot be approved as a minor modification. The Plan and Zoning Commission, at its sole discretion, may choose to classify a modification that meets the criteria of this section as a major modification to be approved by the City Council. No notice is required for a minor modification. When calculating percentages, all fractions are rounded up to the nearest whole number.

- a. An increase or decrease in building height of up to 10%.
- b. An increase or decrease in building coverage up to 10%.
- c. A change of in the location of walkways, vehicle circulation ways, and parking areas over ten and up to 20 feet.
- d. An increase or decrease in the number of parking spaces of up to 20 parking spaces.
- e. A change to the landscape plan that results in a reduction of plant material but does not violate the landscape requirements of this Ordinance.
- f. Altering any final grade by no more than 20% of the originally planned grade.

3. Major Modifications

- a. The City Council may approve any other changes to an approved final plan that do not qualify as an administrative or minor modification. In addition, any of the following are considered major modifications:
 - i. Any request for an extension of time of the approved final plan.
 - ii. Changes to any conditions imposed as part of the approved final plan.
 - iii. Reductions or alterations in the approved public benefit and amenities to be provided.
 - iv. Any development action that does not comply with zoning district regulations.
- b. All major modifications to the final plan must be approved by the City Council in a public hearing. The City Council may only approve changes to the final plan if they find such changes are in general conformance with the approved final plan, necessary for the continued successful functioning of the planned unit development, respond to changes in conditions that have occurred since the final plan was approved, and/or respond to changes in adopted City land use policies.
- c. Upon review of the proposed major modifications, the City Council may determine that the proposed modifications constitute a new planned unit development and the final plan must be resubmitted as a preliminary plan and follow the procedures of approval in this Section. The applicant may submit the final plan as a new preliminary plan at the preliminary plan stage.



Complete application can be emailed to: planning@davenportiowa.com

Property Address* 1200 EAST 39TH STREET; DAVENPORT, IA 52807

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)**

Name: TRAVIS RIGDON - MARKET MANAGER
 Company: SCI IOWA FUNERAL SERVICES, INC.
 Address: 1200 EAST 39TH STREET
 City/State/Zip: DAVENPORT, IA 52807
 Phone: 972-762-8109
 Email: travis.rigdon@sci-us.com

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning) ☒
 Planned Unit Development ☐
 Zoning Ordinance Text Amendment ☐
 Right-of-way or Easement Vacation ☐
 Voluntary Annexation ☐

Owner (if different from Applicant)

Name: TRAVIS RIGDON - MARKET MANAGER
 Company: SCI IOWA FUNERAL SERVICES, INC.
 Address: 1929 ALLEN PARKWAY
 City/State/Zip: HOUSTON, TX 77019
 Phone: 972-762-8109
 Email: travis.rigdon@sci-us.com

Zoning Board of Adjustment

Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Engineer (if applicable)

Name: ANDY LOGSDON, PE
 Company: BRUNER, COOPER & ZUCK, INC.
 Address: 835 GOLDEN VALLEY DRIVE
 City/State/Zip: BETTENDORF, IA 52722
 Phone: 563-355-1856
 Email: all@bczengeering.com

Design Review Board

Design Approval ☐
 Demolition Request in the Downtown ☐
 Demolition Request in the Village of East Davenport ☐

Architect (if applicable)

Name: DAVID NICHOLS, AIA
 Company: BRUNER, COOPER & ZUCK, INC.
 Address: 835 GOLDEN VALLEY DRIVE
 City/State/Zip: BETTENDORF, IA 52722
 Phone: 563-355-1856
 Email: djn@bczengeering.com

Historic Preservation Commission

Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

Administrative Exception ☐
 Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment:

Purpose of the Request:

The Owner is requesting that the parcel be rezoned to allow a change in building function from Funeral Home to
+

Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Planning staff

Date:

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Unique Doc ID: 1617669
Recorded: 9/30/2020 at 4:24:17.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$1,376.80
Rita A. Vargas RECORDER
Number: 202000030104
Scott County, Iowa

Prepared by: Philip D. Brooks, Simmons Perrine Moyer Bergman PLC
115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641
Return to: SCI Iowa Funeral Services, Inc.: 1929 Allen Pkwy, Houston, TX 77019

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: SCI Iowa Funeral Services, Inc.: 1929 Allen Pkwy, Houston, TX 77019
Real Estate Parcel Identification Number: P1306-02-C.

CORPORATE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **MAR-CHAR ENTERPRISES, INC.**, an Iowa corporation, does hereby convey to **SCI IOWA FUNERAL SERVICES, INC.**, an Iowa corporation, the following described real estate in Scott County, Iowa:

Lot 2 of Davenport Memorial Park Addition to the City of Davenport, Scott County, Iowa;

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9-9-, 2020

MAR-CHAR ENTERPRISES, INC.,
an Iowa corporation

By: M. P. C.
Marcus Cunnick, President

STATE OF IOWA, COUNTY OF HANSON, ss:

This instrument was acknowledged before me on the 9th day of September, 2020, by Marcus Cunnick, as President of **MAR-CHAR ENTERPRISES, INC.**, an Iowa corporation.



[Signature]
Notary Public in and for said State
My Commission Expires: _____

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
12/6/2022

Subject:

Case F22-14: Request of ME Elmore 1, LLC for a final plat of Windsor Meadows Commercial Park 3rd Addition. The 3-lot subdivision is located at 3860 Elmore Avenue on 9.04 acres. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F22-14 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add the following note to the plat, "Access to Elmore Avenue is restricted to existing locations. No new access points shall be allowed."
4. Utility easements shall be provided along the south and west property lines of the overall lot.
5. Provide a blanket access easement across all lots for shared access onto Elmore Avenue.
6. Include existing utility easements from Windsor Meadows Commercial Park 2nd Addition.
7. The minimum width of all utility easements shall be 15 feet.
8. Update Note 9 to state, "Outlot A shall serve as a stormwater detention easement and be owned and maintained by the owner or owner's association."

Background:

Discussion

The purpose of the final plat is to establish two new developable lots with frontage onto Elmore Avenue. A cross access easement will enable shared access to Elmore Avenue via the two existing driveways. In addition, an outlot will be established at the southwest corner of the site for stormwater detention.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The property is designated as **Regional Commercial (RC)** in the Davenport +2035 Land Use Plan. This classification is the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box

retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

The subject property is zoned **C-3 General Commercial District**. This district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Technical Review:

1. Streets: Each lot will have right-of-way access onto Elmore Avenue via the two existing driveway locations. No new access points will be allowed. A blanket access easement shall be recorded to facilitate travel between lots.
2. Storm Water: Stormwater detention and water quality treatment will be required per ordinance on each lot. Outlot A will be utilized for stormwater management and detention.
3. Sanitary Sewer: There is existing sanitary sewer along Elmore Avenue and Pheasant Creek.
4. Other Utilities: Normal utility services are available at this site.

Public Input:

No public hearing is required for a Final Plat.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat of Windsor Meadows Commercial Park 3rd Addition
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/2/2022 - 12:46 PM

BEING A REPLAT OF LOT 1, WINDSOR MEADOWS
COMMERCIAL PARK 2ND ADDITION TO THE CITY OF
DAVENPORT, SCOTT COUNTY, IOWA.

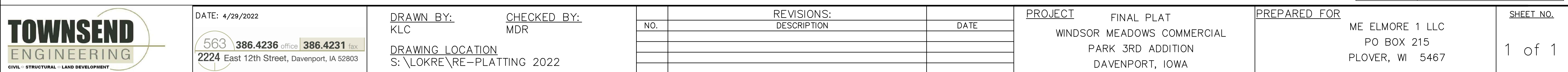
BEING A REPLAT OF LOT 1, WINDSOR MEADOWS
COMMERCIAL PARK 2ND ADDITION TO THE CITY OF
DAVENPORT, SCOTT COUNTY, IOWA.

1. Owner:
ME Elmore 1 LLC
PO Box 215
Plover, WI 54467
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
Tom Pastmak
313 W. Third Street
Davenport, Iowa 52801
Ph: (563) 323-7737

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. THE SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
8. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376G EFFECTIVE DATE 3/23/2021.
9. STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
METRONET	DATE

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. _____ MICHAEL D. RICHMOND Iowa License Number: 23503 My license renewal date is December 31, 2023 Pages or sheets covered by this seal: _____
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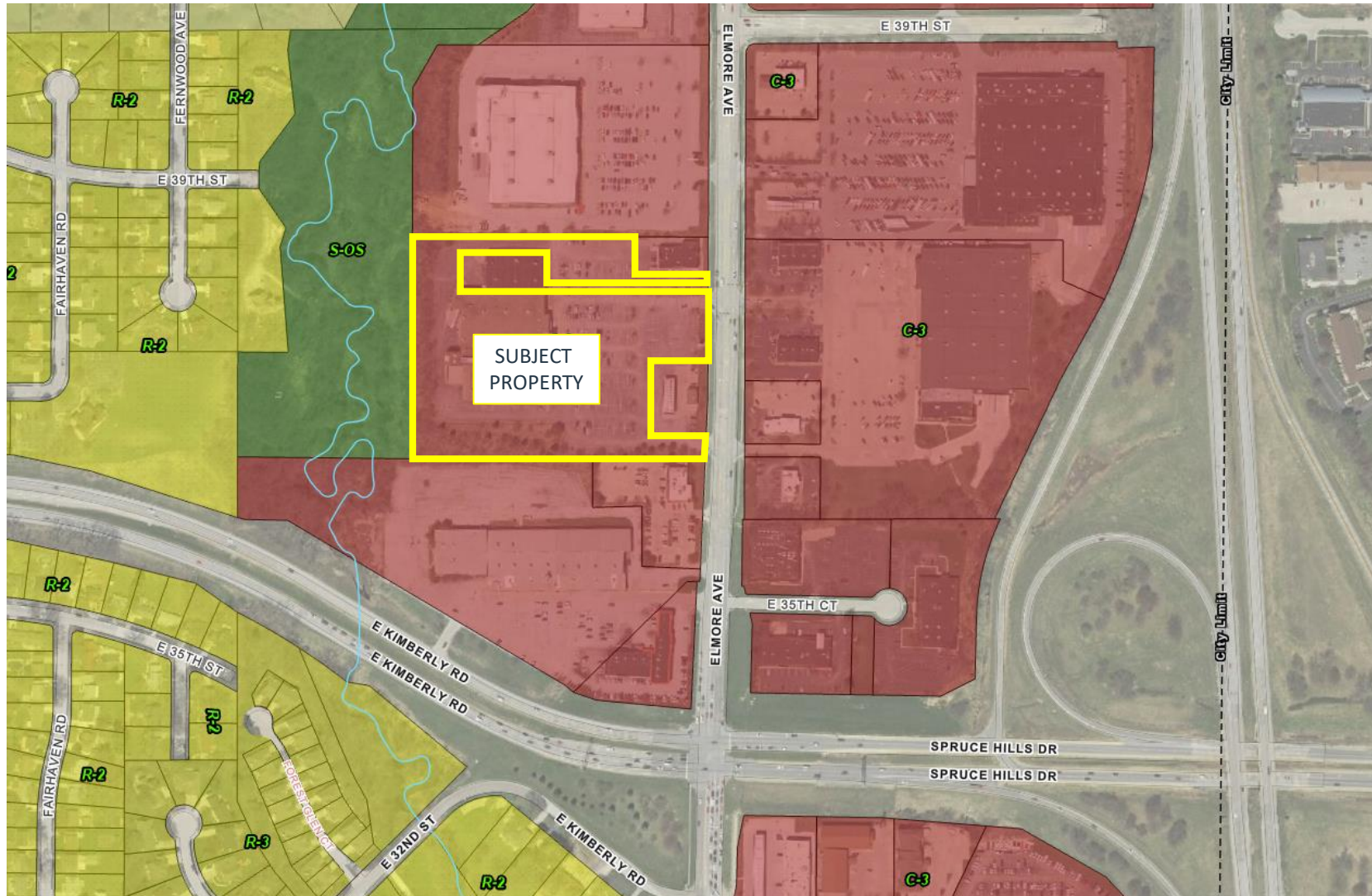
Vicinity Map

DAVENPORT
IOWA | USA

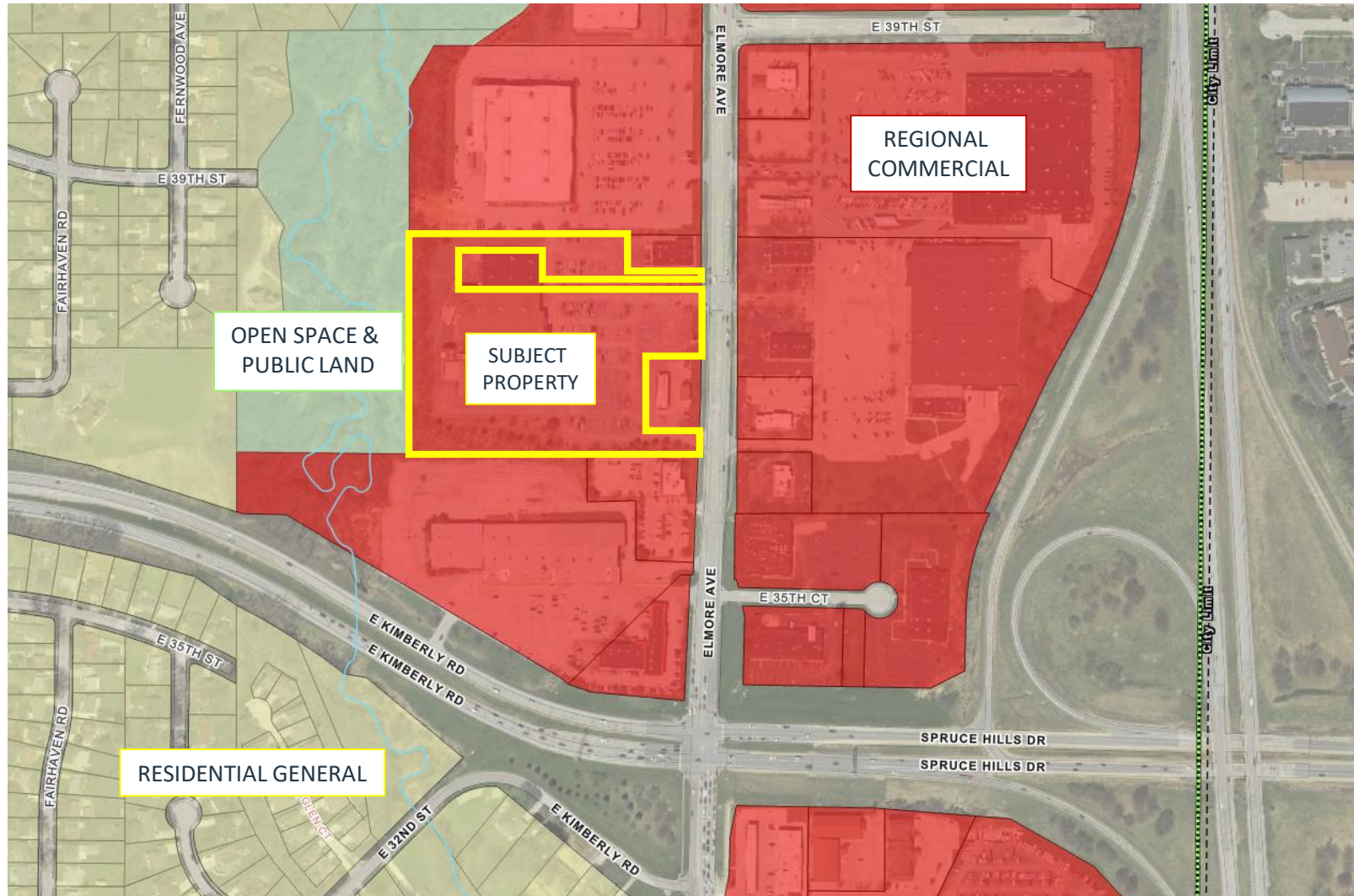
- **Purpose:** Facilitate sale of land for commercial development.
- **Shopping Center Tenants:**
 - Petco
 - Guitar Center
 - Former Gordman's Store



Zoning Map



Future Land Use Map





Complete application can be emailed to planning@davenportiowa.com

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
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 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
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- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: *Victor Anderson*

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____ authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for
the property located at _____

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This _____ day of _____ 20_____

Form of Identification

Notary Public

My Commission Expires:

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
12/6/2022

Subject:

Case F22-15: Request of S.A.M.S. on behalf of Petersen Properties LC for a final plat of North Welcome Way Subdivision 3rd Addition. The 2-lot subdivision is located on Brady Street, south of East 90th Street on 13.79 acres. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F22-15 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Recreational Trail Easement shall be expanded an additional 10' for a total width of 25'.

Background:

Discussion

City Council approved a final plat of North Welcome Way 2nd Addition at its September 8, 2021 meeting. The applicant is returning to split the northernmost lot.

The purpose of the final plat is to establish two developable lots with access onto Brady Street. The site is bounded by the Canadian Pacific Railroad and Us Highway 61 to the west. There is also a recreational trail easement spanning the west lot line.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The property is designated as **Industry (I)** in the Davenport +2035 Land Use Plan. This land use classification designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

The subject property is zoned **I-1 Light Industrial District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

1. Streets: The site is on the boundary of City limits. Brady Street in this area is within unincorporated Scott County. Any driveway access onto Brady Street shall be coordinated with Scott County. No new streets are proposed as part of this subdivision.
2. Parks & Open Space: There is an existing 15' Recreational Trail Easement along the west lot line. Staff is requesting the easement be widened to 25' to better facilitate the installation of a trail.
3. Storm Water: Stormwater detention and water quality treatment will be required per ordinance on each lot.
4. Sanitary Sewer: Sewer does not extend to this location. The need to extend sewer will be determined by the needs of specific developments.
5. Other Utilities: Normal utility services are available at this site. Iowa American Water has a 16" DI watermain on the east side of Brady Street from the curve of Research Parkway south to East 90th Street to the north.

Public Input:

No public hearing is required for a Final Plat.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat of North Welcome Way Subdivision 3rd Addition
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Application

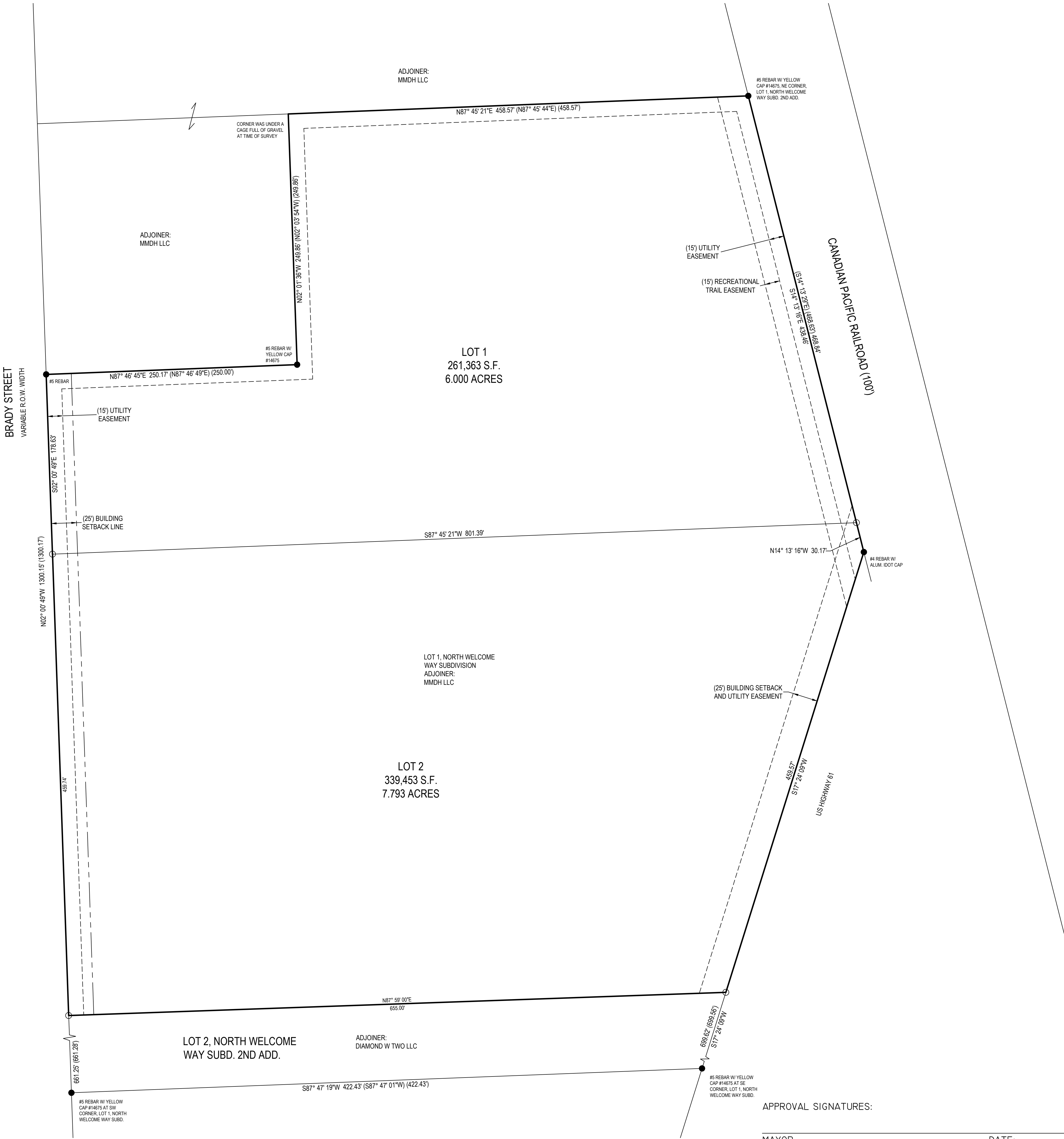
Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/2/2022 - 1:08 PM

FINAL PLAT

NORTH WELCOME WAY
SUBDIVISION 3RD ADDITION

BEING A REPLAT OF PART OF LOT 1 IN NORTH WELCOME
WAY SUBDIVISION 2ND ADDITION TO THE CITY OF
DAVENPORT, SCOTT COUNTY, IOWA

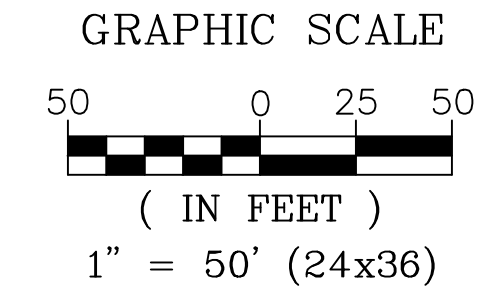


NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED I-2, INDUSTRIAL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0355G EFFECTIVE DATE MARCH 23, 2021.
- STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL BE REQUIRED WITH THIS SUBDIVISION UPON DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).
- UPON DEVELOPMENT, OFF-STREET PARKING SHALL MEET WITH CITY OF DAVENPORT OFF-STREET PARKING AND LOADING REQUIREMENTS (<https://ecode360.com/35579429>).

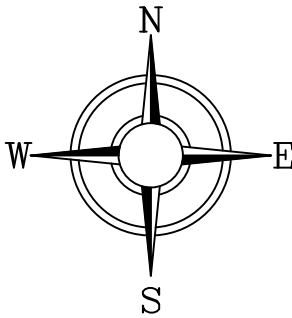
APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
METRONET	DATE:



THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = —————
FENCE LINE = *-*-*-*
EASEMENT LINE = -.-.-.-
SETBACK LINE = -.-.-.-
SECTION LINE = -.-.-.-



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal.



DATE:
11/1/2022

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC

CHECKED BY:
MDR

LOCATION:
S:\FENTRESS\BRADY SUITES

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT

FINAL PLAT
BRADY STREET SUITES
DAVENPORT, IOWA

DEVELOPER

SAM FENTRESS
PO BOX 7
PLEASANT VALLEY, IOWA 52767

SHEET NO.

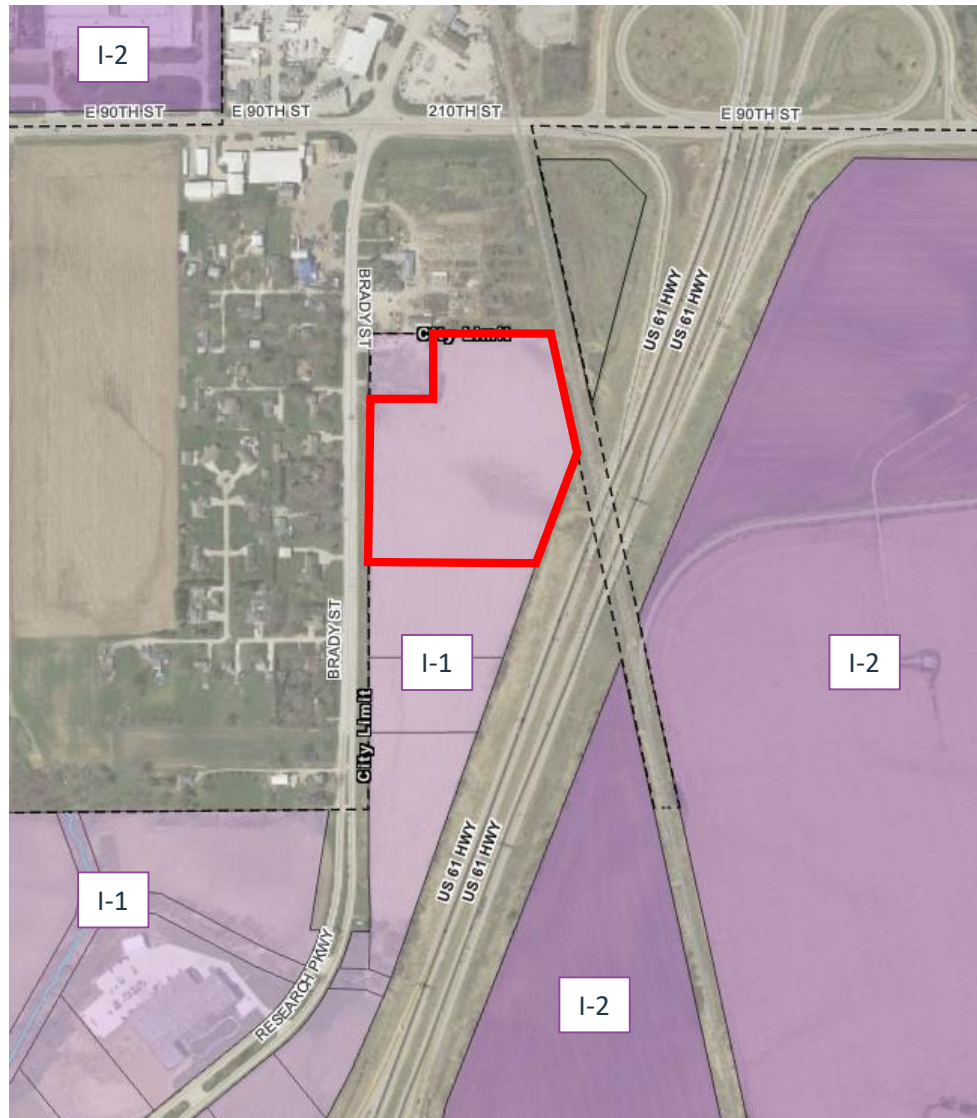
1 OF 1

Vicinity Map

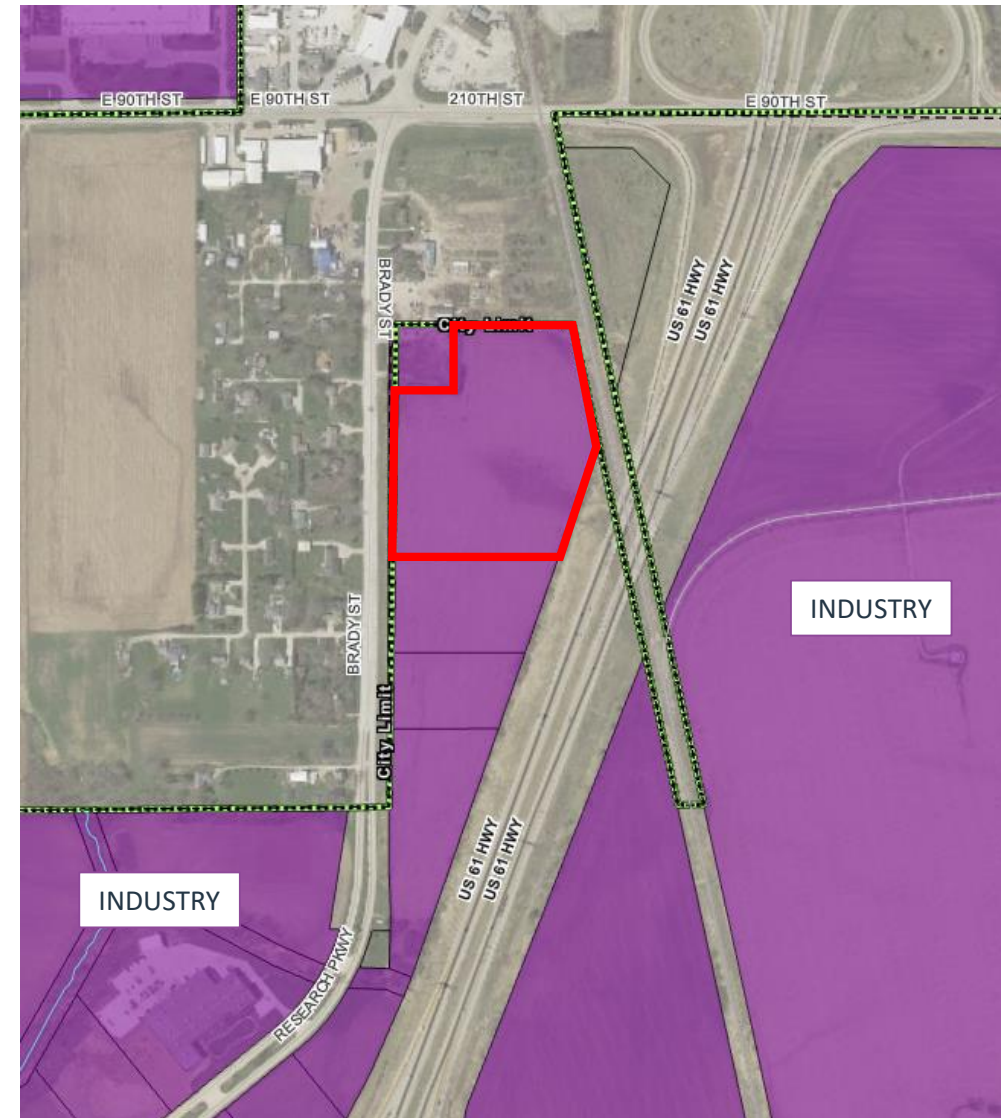
DAVENPORT
IOWA | USA

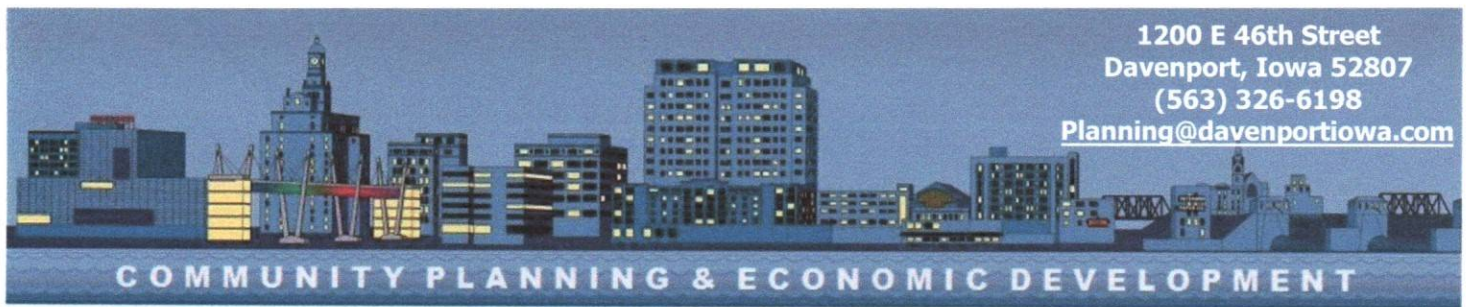


Zoning Map



Future Land Use Map





1200 E 46th Street
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

Complete application can be emailed to planning@davenportiowa.com

Property Address* See Attached Legal Description

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name: Kyle Fentress
Company: S.A.M.S.
Address: PO Box 7
City/State/Zip: Pleasant Valley, IA 52767
Phone: 563-579-2121
Email: KCFENTRESS@GMAILCOM

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning) ☐
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

Name: David Petersen
Company: Petersen Properties LC
Address: 200 E. 90th St.
City/State/Zip: Davenport, IA 52806
Phone: 563-285-4849
Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

Name: Chris Townsend
Company: Townsend Engineering
Address: 2224 E. 12th St.
City/State/Zip: Davenport, IA 52803
Phone: 563-386-4236
Email: chris@townsendengineering.net

Design Review Board

- Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Parcel ID: X3617A01

Total Land Area: 13.79 Acres

Total Number of Lots: 1

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Parcel ID: X3617A01

Total Land Area: 13.79 Acres

Total Number of Lots: 1

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

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- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

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Petitioner:

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

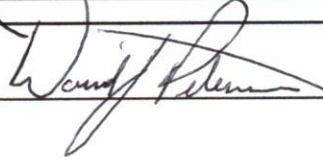
Planning staff

Date of Plan and Zoning Commission Public Hearing:

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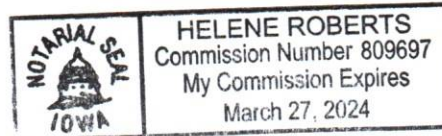
Authorization to Act as Applicant

I, David Petersen authorize Kyle Fentress
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for
the property located at Parcel ID: X361/A01

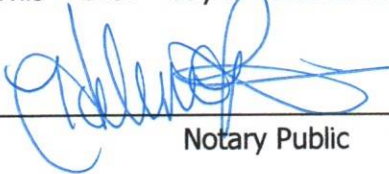


Signature(s)

State of Iowa
County of Scott
Sworn and subscribed to before me



This 14th day of November 2022



Notary Public

Form of Identification

My Commission Expires: March 27, 2024

LEGAL DESCRIPTION

LOT 1 OF NORTH WELCOME WAY SUBDIVISION 2ND ADDITION IN THE CITY OF DAVENPORT,
SCOTT COUNTY, IOWA.